

McDougall McQueen are delighted to offer to the market this stylish and well-presented ground floor flat pleasantly positioned within the popular Hopefield Estate of Bonnyrigg. The property is ideally positioned within easy reach of excellent amenities and transport links, this property makes for an ideal first-time or investment purchase. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with a useful storage cupboard.
- Living room quietly positioned to the rear looking on the communal garden grounds.
- Fully fitted kitchen equipped with a range of wall and base units along with integrated oven, hob and extractor.
- Double bedroom rear facing with built in wardrobe storage.
- Rear facing double bedroom.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Factored by James Gibb
- Residents' car park with further on street parking.

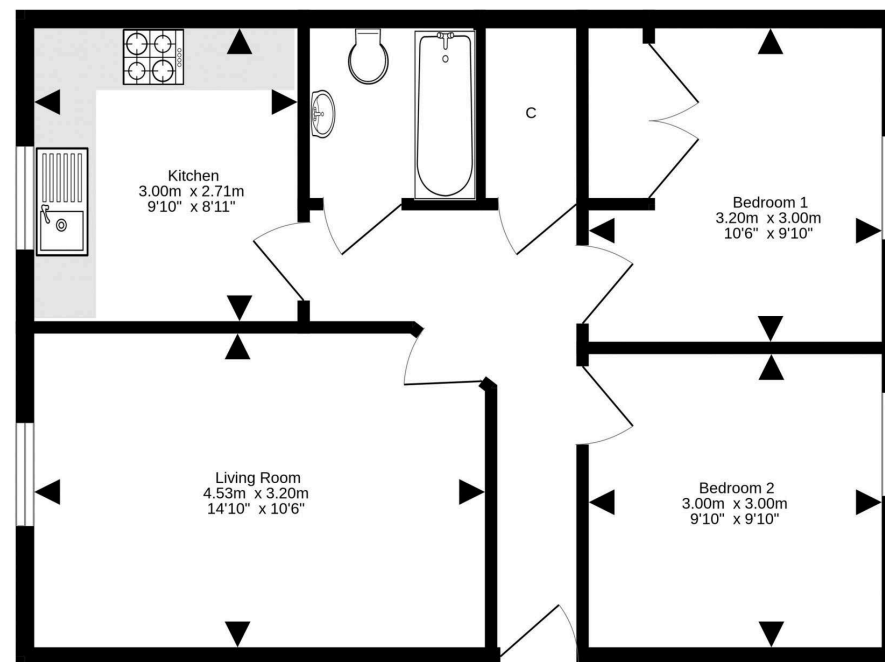
Location

Burnbrae Road is situated within the established modern Hopefield Estate within the sought after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available serving surrounding areas and the city centre. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging for nursery to secondary level.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix 02023



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

